

Conveyancing Additional Costs

There may be occasions when additional work needs to be carried out on your behalf which may only become apparent as your matter progresses. We have listed below the most common incidences when additional fees may be incurred (please note all costs are subject to VAT at the rate of 20%).

Dealing With A Leasehold Property **From £500**

Dealing with a Leasehold Property involves a great deal time and investigation as we will need to check the terms and conditions of the lease and raise additional enquiries with the Landlord. We may also be obliged to check the payment of ground rent, insurance premiums and service charges. Please note that sometimes, landlords, their agents or lawyers may also charge additional sums for the provision of information/consent.

Dealing With A Management Company **£150**

Some properties have a third party who handles the management and maintenance of the estate. If this is the case, we will need to involve them, their agents or lawyers in this process and therefore the process becomes more complex and we have further paperwork to obtain and review on your behalf

Dealing With A Shared Ownership Lease **£400**

Owning a share of a property in common with a Housing Association is a very specialist area of the law and involves us dealing with additional parties throughout the transaction.

Dealing With A New Build Property **£500**

There is much additional work for us to carry out when dealing with a new or recently built property. We are obliged to check planning and building regulation consents, road and sewer adoption agreements, planning obligation agreements and building warranties.

Dealing With An Unregistered Title **£250**

Most property and land in England and Wales is now registered at a central Land Registry. Occasionally, if a property has been in one family's ownership for many years, title may not be registered and it will be necessary for us to examine sets of old title deeds.

Dealing with Charges/Loans **£100 (per loan)**

If you have loans or debts which are in some way secured against the property additional fees will usually be incurred.

Dealing With Multiple Titles **£150 (per additional title)**

Most properties fall within one title number. Sometimes, where additional land has been purchased in the past, properties can fall over multiple titles. This increases the amount of time it takes us to review the title, enquire and report to you.

Dealing with an Unrepresented Party **£250**

There may be occasions where a party to the transaction is unrepresented and we are required to deal with the individual / organisation directly. For example, where there is a private Legal Charge registered against the property which requires removal upon completion.

Selling/Buying Part of a Title **From £500**

When you buy or sell part of a title, different documentation is required. Sometimes, rights, restrictions and obligations need to be created such as rights of access or restrictions on use. This is more complex than the sale of an existing title and takes additional time and consideration.

Acting for Lender **£175**

If you are purchasing with the aid of mortgage finance then we will be required to act on behalf of you and your mortgage lender. This will include reviewing the mortgage offer, reporting to you upon its contents and requesting mortgage funds from your lender in readiness for completion.

Dealing With Repossessed Property **£200**

This usually entails completion within 28 days and collating information ourselves from various sources which would normally be provided by the Sellers or their solicitors. We also need to check and advise upon any conditions of sale such as restrictions to selling within a certain time period.

Arranging/Dealing With Indemnity Insurance Issues **£100**

Title defects are not uncommon. They can range from a lack of access to the property, or a breach of a covenant, to an inability to produce a Building Control Completion Certificate for works carried out to a property. These defects can often be dealt with expeditiously by providing insurance but this does involve us in carrying out additional work to that which we have quoted for.

Preparation Of A Declaration Of Trust **From £250**

Legal ownership of title may not always accurately reflect all interests in the property. Sometimes joint owners wish us to set out the exact terms on which they share the property. On these occasions we are often asked to prepare a Trust Deed.

Statutory Declaration For Title Rectification **From £250**

It may sometimes be necessary to provide third parties with statements of truth / declaration as to how the property has been used over a period of time. For example, where someone has used a piece of land which is not included within their title.

Preparation Of A Deed Of Covenant £200

This document is required if you have positive obligations to sign up to. For example, to pay towards the maintenance and upkeep of common parts of the estate; or to maintain the support and protection for other adjoining properties.

Removal Of A Caution / Restriction At H.M. Land Registry From £150

Sometimes third parties will have registered interests in a property or interests in the proceeds of any sale of a property against a set of title deeds. These will need to be removed in some way when a property changes ownership.

Participating In A Contract Race £500

If there is more than one buyer and the property will be sold on a 'first come first served' then time becomes of the essence and you will require us to give the highest priority to the transaction.

Third Party Deposits £150

If someone other than the Buyer is providing monies towards the purchase price then we will be required to carry out additional checks as well as obtaining proof of funding. We may also have to report this to a mortgage lender (if any).

Retrospective Consent £150

Where changes to a property have been made in contravention of a covenant in the legal title, it is sometimes possible to obtain retrospective consent.

Solar Panels £200 - £400

The law relating to solar panels can be complicated as we need to check various regulations and may involve us in getting further consents. The additional fee which may be payable will depend entirely upon individual circumstances.

Delayed Completion £250

In very rare circumstances completion may be delayed beyond the contractual completion date. This would result in us having to provide additional advice on the consequences of the contract being breached. Please note that this additional fee would not include litigation advice which we would be entitled to charge separately for.

Retention £250

Sometimes it is prudent for some of the purchase/sale monies to be held back, for example, until up to date service charge accounts are available on a leasehold flat, or a road adoption agreement is available on a new build property. We will charge for any additional work involved depending upon the length of time the monies are retained and the additional enquiries we have to make before attending to the release of the funds.

Dealing With Tenanted Properties £250

If we need to approve an existing Tenancy Agreement and ensure all future rents are paid to the proper person and check out a bond deposit scheme, then additional work will be involved.

Help To Buy and Lifetime ISAs £50 per person

The Government have launched a number of initiatives to encourage home ownership. To utilise a Help-to-Buy Isa in ancillary to the standard process.

Help To Buy Scheme From £250

The Government have launched a number of initiatives to encourage home ownership. Including, complex shared ownership schemes on new build or existing properties.

Dealing with a Private Charge From £500

Where you are obtaining finance to be secured against the property from someone other than a high street mortgage lender, additional work will be involved and sometimes a lender will have their own legal representation.

Adult Occupier Administration Fee £90

A lender may require for an occupier of the property, who is not the registered owner to allow the lender's rights to the property to take priority over their own.

Lease Extensions/Variations £POA

This is a complex area of law and matters such as these will usually need to be referred to specialists within the firm. Costs charged will be calculated on an individually assessed basis.

Deed of Variation £POA

There may be occasions where a title document needs to be amended. For example, a right of way may no longer be required or a mistake has been made that needs to be corrected. Costs are assessed on an individual basis.

Dealing with the Building Safety Act 2022 £1,500

The Building Safety Act 2022, which came into force in 2023, is designed to make sure residents of high-rise buildings and other multi-occupancy buildings live in homes that meet robust safety standards. If the property you are to sell/buy is over 11 metres in height or is at least 3 storeys high (from ground level) then further investigations will need to be made to ensure that the property you are to sell/buy benefits from the protections imposed by this legislation. Enquiries will be raised with the seller/buyer which in turn will lead to further enquiries being made with the freeholder/managing agent.